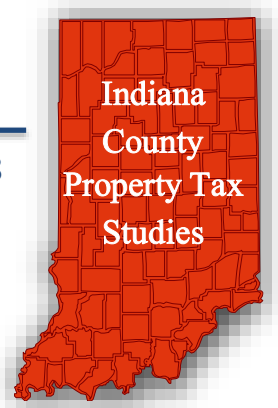


2013 Jay County Property Tax Report with Comparison to 2012

Legislative Services Agency

September 2013



This report describes property tax changes in Jay County between 2012 and 2013.

Property tax changes in 2013 were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. However, three statewide trends affected a large number of counties.

- First, pay-2013 was a statewide reassessment year. In past reassessments there were double-digit percentage increases in assessed values, but this time assessments were almost unchanged statewide. The difference was trending, which has been adjusting assessments annually since 2007. Few counties experienced large assessment increases in 2013. Many experienced assessment decreases.
- Second, farmland assessments continued to rise, with the base rate of an acre increasing 8.7% from \$1,500 to \$1,630. High commodity prices and low interest rates were the reason. Rising farmland assessments were especially important in rural counties, where farmland is a larger part of total assessed value.
- Third, many local income tax credit rates increased substantially. This was due to a corrected distribution of local income tax revenues to local governments. Extra income tax revenue was applied to tax credits in 2013. This may mean that credit rates will fall (and tax bills will rise) in 2014.

Still, local factors were most influential in individual counties in 2013. Here is what affected taxes in Jay County.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2013	6.2%	\$20,230,414	\$831,025,465	2.3%
Change		5.5%	2.6%	
2012	-1.9%	\$19,171,281	\$809,601,343	2.4%

Comparable Homestead Property Tax Changes in Jay County

The total tax bill for all taxpayers in Jay County increased by 6.2% in 2013. The main reason was a 5.5% increase in the levy. In this reassessment year, certified net assessed value increased 2.6%. Tax cap credits as a percent of the levy declined slightly, from 2.4% in 2012 to 2.3% in 2013.

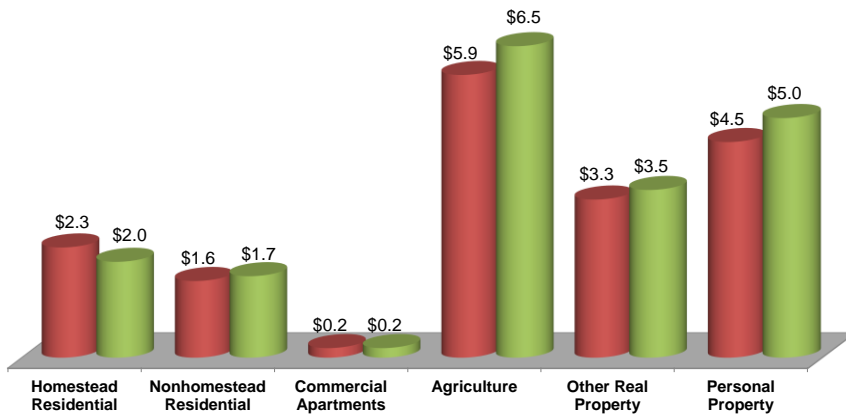
Jay County homeowners experienced a large 11.9% decrease in property tax bills in 2013. This was due to a large increase in local property tax credits and a decline in homestead net assessed value, which more than offset an increase in property tax rates. Statewide, the average homeowner's tax bill was almost unchanged.

	<u>2012 to 2013</u>	
	Number of Homesteads	% Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	1,474	25.1%
No Change	475	8.1%
Lower Tax Bill	3,935	66.9%
Average Change in Tax Bill	-11.9%	
Detailed Change in Tax Bill		
20% or More	500	8.5%
10% to 19%	310	5.3%
1% to 9%	664	11.3%
-1% to 1%	475	8.1%
-1% to -9%	923	15.7%
-10% to -19%	1,493	25.4%
-20% or More	1,519	25.8%
Total	5,884	100.0%

Note: Percentages may not total due to rounding.

Comparison of Net Property Tax by Property Type (In Millions)

■ 2012 - Total \$17.8 ■ 2013 - Total \$18.9



In Jay County most net property taxes were paid by business (other real and personal) and agriculture property owners in 2013. Total net property taxes increased 6.2%, more than the average 2.1% increase statewide. Personal property saw the biggest increase, while homestead net taxes decreased by the largest percentage.

Property tax rates increased in all 18 Jay County tax districts in 2013. The average tax rate rose by 2.8% because the levy increase exceeded an increase in certified net assessed value. Statewide, the average tax rate increased by 4.2%.

The total levies of all government units in Jay County increased by 5.5%, compared to a 3.7% statewide levy increase. Detailed levy changes for local governments in Jay County are included in a later table.

Property Type	Gross AV Pay 2012	Gross AV Pay 2013	Gross AV Change	Net AV Pay 2012	Net AV Pay 2013	Net AV Change
Homesteads	\$463,810,970	\$441,280,510	-4.9%	\$142,943,998	\$134,511,216	-5.9%
Other Residential	90,643,000	99,667,700	10.0%	89,701,334	98,318,598	9.6%
Ag Business/Land	318,216,000	341,575,400	7.3%	315,501,884	339,013,437	7.5%
Business Real/Personal	354,041,697	349,870,267	-1.2%	290,169,428	315,240,050	8.6%
Total	\$1,226,711,667	\$1,232,393,877	0.5%	\$838,316,644	\$887,083,301	5.8%

Net AV equals gross AV less deductions and exemptions. Certified net AV is set with the budget, certified by the county auditor and used to calculate tax rates. It may be adjusted by the auditor to account for appeals. Net AV in the above table is summed from tax bills. It includes TIF allocations while Certified net AV does not. Gross AV also is summed from tax bills. Circuit breaker tax caps are calculated on gross AV.

Jay County's total billed net assessed value increased substantially, by 5.8% in 2013. Increases in agricultural and business assessments were the main reasons. Expiring personal property tax abatements contributed to the business net assessment increase. Net assessed value for all of Indiana was nearly unchanged, rising by only 0.1%.

Tax Cap Category	2012	2013	Difference	% Change
1%	\$5,181	\$2,081	-\$3,099	-59.8%
2%	255,926	164,938	-90,989	-35.6%
3%	172,459	280,408	107,949	62.6%
Elderly	48,492	29,813	-18,679	-38.5%
Total	\$482,058	\$477,239	-\$4,818	-1.0%
% of Levy	2.4%	2.3%		

Total tax cap credits in Jay County were \$477,239, which was 2.3% of the levy. This was less than the state average of 10.9%, and less than the median or typical county percentage of 4.2%. Tax rates were the main determinant of tax cap credits. Jay County's average tax rate was near the statewide average rate,

but its tax cap credits as a share of the levy were less than the statewide median. This was because of the county's high local tax credits, funded by local income taxes, which reduced tax bills and tax cap credits. Most of the tax cap credits in Jay County were in the 3% business real and personal property category. A later table shows tax cap credits by category for each local government unit.

Tax cap credits in Jay County decreased \$4,818 between 2012 and 2013. Credits as a share of the total levy fell to 2.3% in 2013 from 2.4% in 2012.

Jay County Levy Comparison by Taxing Unit

Taxing Unit						% Change			
	2009	2010	2011	2012	2013	2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013
County Total	17,643,913	18,386,564	18,900,321	19,171,281	20,230,414	4.2%	2.8%	1.4%	5.5%
Jay County	4,136,614	4,450,112	5,235,792	5,308,556	5,570,363	7.6%	17.7%	1.4%	4.9%
Bearcreek Township	33,619	33,486	34,221	34,617	34,227	-0.4%	2.2%	1.2%	-1.1%
Greene Township	16,733	14,082	17,346	16,678	18,160	-15.8%	23.2%	-3.9%	8.9%
Jackson Township	19,462	19,307	19,824	19,849	20,445	-0.8%	2.7%	0.1%	3.0%
Jefferson Township	13,535	13,514	13,823	13,825	14,364	-0.2%	2.3%	0.0%	3.9%
Knox Township	7,220	8,655	8,879	8,882	8,900	19.9%	2.6%	0.0%	0.2%
Madison Township	15,898	16,041	16,231	16,335	16,809	0.9%	1.2%	0.6%	2.9%
Noble Township	17,623	17,342	17,427	17,259	17,522	-1.6%	0.5%	-1.0%	1.5%
Penn Township	35,054	34,879	35,798	28,164	37,902	-0.5%	2.6%	-21.3%	34.6%
Pike Township	22,334	22,007	22,612	22,201	23,670	-1.5%	2.7%	-1.8%	6.6%
Richland Township	0	43,327	41,085	41,175	43,010		-5.2%	0.2%	4.5%
Wabash Township	16,077	15,960	16,331	16,427	16,930	-0.7%	2.3%	0.6%	3.1%
Wayne Township	100,492	98,607	99,540	82,794	84,367	-1.9%	0.9%	-16.8%	1.9%
Portland Civil City	2,497,277	2,511,212	2,498,961	2,705,156	2,760,905	0.6%	-0.5%	8.3%	2.1%
Dunkirk Civil City	788,488	783,873	809,874	843,201	848,224	-0.6%	3.3%	4.1%	0.6%
Bryant Civil Town	18,018	17,874	18,492	19,241	19,456	-0.8%	3.5%	4.1%	1.1%
Pennville Civil Town	45,250	59,076	59,540	57,245	62,715	30.6%	0.8%	-3.9%	9.6%
Redkey Civil Town	177,882	176,514	181,916	191,035	191,014	-0.8%	3.1%	5.0%	0.0%
Salamonia Civil Town	4,410	4,478	4,653	4,824	4,880	1.5%	3.9%	3.7%	1.2%
Jay County School Corp	8,919,766	9,299,458	8,986,614	8,933,141	9,634,078	4.3%	-3.4%	-0.6%	7.8%
Dunkirk Public Library	98,617	97,088	100,316	103,761	105,450	-1.6%	3.3%	3.4%	1.6%
Penn Township Public Library	13,586	13,487	13,959	13,659	14,717	-0.7%	3.5%	-2.1%	7.7%
Jay County Public Library	645,958	636,185	647,087	673,256	682,306	-1.5%	1.7%	4.0%	1.3%
Jay County Solid Waste District	0	0	0	0	0				

Jay County 2013 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates						Net Tax Rate, Homesteads
			LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
38010	Penn Township	1.9763	--	--	12.9905%	--	--	31.7982%	1.0911
38011	Pennville Town	2.8775	--	--	12.9905%	--	--	31.7982%	1.5887
38014	Dunkirk City	3.7359	--	--	12.9905%	--	--	31.7982%	2.0626
38020	Bearcreek Township	1.9868	--	--	12.9905%	--	--	31.7982%	1.0969
38021	Bryant Town	2.5651	--	--	12.9905%	--	--	31.7982%	1.4162
38022	Greene Township	1.9514	--	--	12.9905%	--	--	31.7982%	1.0774
38023	Jackson Township	1.9720	--	--	12.9905%	--	--	31.7982%	1.0888
38024	Jefferson Township	1.9515	--	--	12.9905%	--	--	31.7982%	1.0774
38025	Knox Township	1.9496	--	--	12.9905%	--	--	31.7982%	1.0764
38026	Madison Township	1.9658	--	--	12.9905%	--	--	31.7982%	1.0853
38027	Salamonia Town	2.1191	--	--	12.9905%	--	--	31.7982%	1.1700
38028	Noble Township	1.9578	--	--	12.9905%	--	--	31.7982%	1.0809
38029	Pike Township	1.9774	--	--	12.9905%	--	--	31.7982%	1.0917
38030	Richland Township	1.9723	--	--	12.9905%	--	--	31.7982%	1.0889
38031	Redkey Town	3.4621	--	--	12.9905%	--	--	31.7982%	1.9115
38032	Wabash Township	1.9692	--	--	12.9905%	--	--	31.7982%	1.0872
38033	Wayne Township	1.9713	--	--	12.9905%	--	--	31.7982%	1.0884
38034	Portland City	3.2727	--	--	12.9905%	--	--	31.7982%	1.8069

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Jay County 2013 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total	Levy	
<i>Non-TIF Total</i>	2,081	161,338	265,463	29,813	458,695	20,230,414	2.3%
<i>TIF Total</i>	0	3,600	14,945	0	18,544	808,832	2.3%
<i>County Total</i>	2,081	164,938	280,408	29,813	477,239	21,039,246	2.3%
Jay County	427	31,547	51,757	7,717	91,448	5,570,363	1.6%
Bearcreek Township	2	4	0	14	20	34,227	0.1%
Greene Township	0	0	0	19	19	18,160	0.1%
Jackson Township	0	0	0	8	8	20,445	0.0%
Jefferson Township	0	0	0	8	8	14,364	0.1%
Knox Township	0	0	0	7	7	8,900	0.1%
Madison Township	0	1	0	12	12	16,809	0.1%
Noble Township	0	0	0	1	1	17,522	0.0%
Penn Township	6	17	0	7	29	37,902	0.1%
Pike Township	0	0	0	24	24	23,670	0.1%
Richland Township	4	542	880	66	1,492	43,010	3.5%
Wabash Township	0	0	0	9	9	16,930	0.1%
Wayne Township	9	631	1,054	251	1,944	84,367	2.3%
Portland Civil City	524	37,075	61,989	5,111	104,699	2,760,905	3.8%
Dunkirk Civil City	227	24,071	42,548	1,464	68,310	848,224	8.1%
Bryant Civil Town	12	66	0	16	94	19,456	0.5%
Pennville Civil Town	62	191	0	74	326	62,715	0.5%
Redkey Civil Town	0	6,647	7,681	490	14,818	191,014	7.8%
Salamonia Civil Town	0	7	0	17	23	4,880	0.5%
Jay County School Corp	739	54,562	89,514	13,346	158,161	9,634,078	1.6%
Dunkirk Public Library	28	2,992	5,290	182	8,492	105,450	8.1%
Penn Township Public Library	3	8	0	3	14	14,717	0.1%
Jay County Public Library	40	2,978	4,749	969	8,737	682,306	1.3%
Jay County Solid Waste District	0	0	0	0	0	0	
TIF - Greene Township	0	0	0	0	0	467,823	0.0%
TIF - Portland City	0	3,600	14,945	0	18,544	341,008	5.4%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

Circuit Breaker Credit Types:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over. The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.